

May 15, 2007 CPC
June 27, 2007 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0301

Chesterfield County Fire and EMS

Bermuda Magisterial District
Northeast line of Harrowgate Road

REQUEST: Conditional Use to permit a fire station in an Agricultural (A) District.

PROPOSED LAND USE:

A public fire/rescue station is planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITIONS ON PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed fire station conforms to the Southern Jefferson Davis Corridor Plan which suggests the property is appropriate for community commercial mixed use uses.
- B. The Public Facilities Plan identifies the need for a fire station within the vicinity of Harrowgate Road and Jefferson Davis Highway.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITIONS

- | | | |
|-------------|----|---|
| (STAFF/CPC) | 1. | Except where the requirements of the underlying Agricultural (A) zoning are more restrictive, any fire/rescue station shall comply with Emerging Growth District standards of the Zoning Ordinance for the Corporate Office (O-2) District. (P) |
| (STAFF/CPC) | 2. | The public wastewater system shall be used. (U) |
| (STAFF/CPC) | 3. | Prior to any site plan approval or within sixty (60) days from a written request by the Transportation Department, whichever occurs first, sixty (60) feet of right-of-way along the east side of Harrowgate Road, measured from the centerline of Harrowgate Road immediately adjacent to the property, shall be recorded, free and unrestricted, to and for the benefit of Chesterfield County. (T) |
| (STAFF/CPC) | 4. | Direct vehicular access from the property to Harrowgate Road shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T) |
| (STAFF/CPC) | 5. | In conjunction with any development on the property, the ditch along the east side of Harrowgate Road shall be relocated to provide an adequate shoulder, as determined by the Transportation Department, for the entire property frontage. The developer shall dedicate to Chesterfield County, free and unrestricted, any additional right-of-way (or easements) required for this improvement. (T) |
| (STAFF/CPC) | 6. | The developer shall perform a drainage study on the property from the southern corner of the site through Harrowgate Road. A copy of such study shall be submitted to the Environmental Engineering Department in conjunction with site plan submittal. If the study determines that the culverts are inadequate, then the developer will retain water on site or upgrade the culverts or a combination thereof so that the pipes under Lindberg Drive and Harrowgate Road meet current VDOT criteria. (EE) |

GENERAL INFORMATION

Location:

Northeast line of Harrowgate Road, north of Lindberg Drive. Tax ID 798-631-Part of 6914.

Existing Zoning:

A

Size:

6.0 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North, South and West – A; Single family residential, church or vacant
East – R-7; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch water line extending along the south side of Harrowgate Road opposite this site. Sufficient pressure is available in this line to meet fire flow and domestic needs. Use of the public water system is required by County Code.

Public Wastewater System:

The public wastewater system is not directly available to serve this site. This site naturally drains towards the southeast to an existing eight (8) inch wastewater collector line extending along Route 1/301, approximately 1,300 feet southeast of the property. Due to insufficient depth, the existing line along Route 1/301 may not be able to serve this site. Depending on the location within the site of the proposed fire station, two (2) alternate sources for wastewater service are available.

If the structure is located in the northwestern half of the facility closer to Harrowgate Road, an existing eight (8) inch wastewater collector line extending along a portion of Harrowgate Road in front of the Colonial Heights Assembly Of God could be used. An extension of approximately 400 feet will be necessary to reach the site. The second alternative would be if the structure is located towards the rear half of the site, an existing eight (8) inch wastewater line at the end of Amherst Ridge Loop, approximately 470 feet northeast of the facility could be used.

Use of the public wastewater system is recommended (Condition 2)

ENVIRONMENTAL

Drainage and Erosion:

The subject property is very flat and drains to the southern corner adjacent to Harrowgate Road, then via roadside ditches to culverts under Lindberg Drive and Harrowgate Road towards Whitehouse Road where it eventually drains to Swift Creek and the Appomattox River. The site is relatively flat and the entire parcel exhibits signs of potential wetlands.

The pipes under Lindberg Drive and Harrowgate Road appear to be inadequate to handle any additional drainage. Staff recommends a condition to require either on-site retention and/or replacement of these pipes with this development. (Condition 6)

PUBLIC FACILITIES

Fire Service:

The Chester Fire Station, Company 1 and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS). This new fire/rescue station is needed to enhance fire and EMS service to the Harrowgate Road and southern Jefferson Davis Highway area.

Transportation:

The applicant is requesting a Conditional Use to permit construction of a fire station on the property. Traffic generation information is not available for this use. Vehicles generated by this development will be distributed along Harrowgate Road, which had a 2005 traffic count of 12,301 vehicles per day between Jefferson Davis Highway (Route 1/301) and Happy Hill Road. Based on the current volumes of traffic it carries during peak hours, Harrowgate Road is at capacity (Level of Service E). No road improvement projects in this part of the county are included in the Six-Year Improvement Plan.

The Thoroughfare Plan identifies Harrowgate Road as a major arterial with a recommended right-of-way width of 120 to 200 feet. Sixty (60) feet of right-of-way, measured from the centerline of Harrowgate Road should be recorded, in accordance with that Plan. (Condition 3)

Vehicular access to major arterials, such as Harrowgate Road, should be controlled. Direct vehicular access from the property to Harrowgate Road should be limited to one (1) entrance/exit (Condition 4). This access should generally be located midway of the property frontage.

The traffic impact of this development must be addressed. The developer should relocate the ditch to provide an adequate shoulder along Harrowgate Road for the entire property

frontage (Condition 5). The developer will also be responsible for all necessary emergency-vehicle traffic control signs and signals along Harrowgate Road.

At time of site plan review, specific recommendations will be provided regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern Jefferson Davis Corridor Plan which suggests the property is appropriate for community commercial mixed use uses.

The Public Facilities Plan, an element of the Comprehensive Plan, provides guidance regarding anticipated needs for public facilities such as fire stations to best serve the County's growing population and makes recommendations for their locations and timing. Based on the Fire/EMS level of service response time standard which is to respond to ninety (90) percent of all Priority 1 Fire/EMS emergencies in the urban corridor within six (6) minutes, the Plan recommends construction of six (6) new fire/rescue stations and expansion of five (5) existing fire stations by 2022. The Plan provides a general location for a new fire/rescue station in the vicinity of Harrowgate Road and Jefferson Davis Highway (Route 301).

The request meets the locational criteria of the Plan. The Plan provides that fire/rescue stations should be located with quick, access to a major arterial and, if possible, located near two (2) arterial roads offering both east/west and north/south travel.

Area Development Trends:

Area properties to the north, south and west are zoned Agricultural (A) and are occupied by single family residential uses on larger parcels, a church or are vacant. Properties to the east/southeast are zoned Residential (R-7) and are recorded as Petersburg Heights Subdivision. The subdivision is primarily undeveloped with only a couple residential homes having been developed. It is anticipated that as growth pressures increase in this area, the subdivision will be redeveloped consistent with the land use recommendations of the Plan. It is anticipated that the surrounding area will develop for community-scale commercial uses with integrated residential uses, as recommended by the Plan.

Development Standards:

The request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Due to the Agricultural (A) zoning, the request property is not bound by the Emerging Growth District Standards. A condition should be imposed requiring development of the property to conform to these requirements of the Zoning Ordinance, which address

access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas. (Condition 1)

Buffers:

Adjacent properties to the southeast, within Petersburg Heights Subdivision, are zoned Residential (R-7) and are occupied by single family residences. The recommended condition regarding compliance with Emerging Growth District Standards would require a fifty (50) foot buffer along this southeastern property boundary adjacent to the Residential (R-7) zoning. This buffer requirement may be waived or modified through site plan review.

CONCLUSION

The proposed fire station conforms to the Southern Jefferson Davis Corridor Plan which suggests the property is appropriate for community commercial mixed use uses. In addition, the Public Facilities Plan identifies the need for a fire station within the vicinity of Harrowgate Road and Jefferson Davis Highway (Route 301). The site meets the locational criteria for fire stations, as recommended by the Plan.

Given these considerations, approval of this request is recommended.

CASE HISTORY

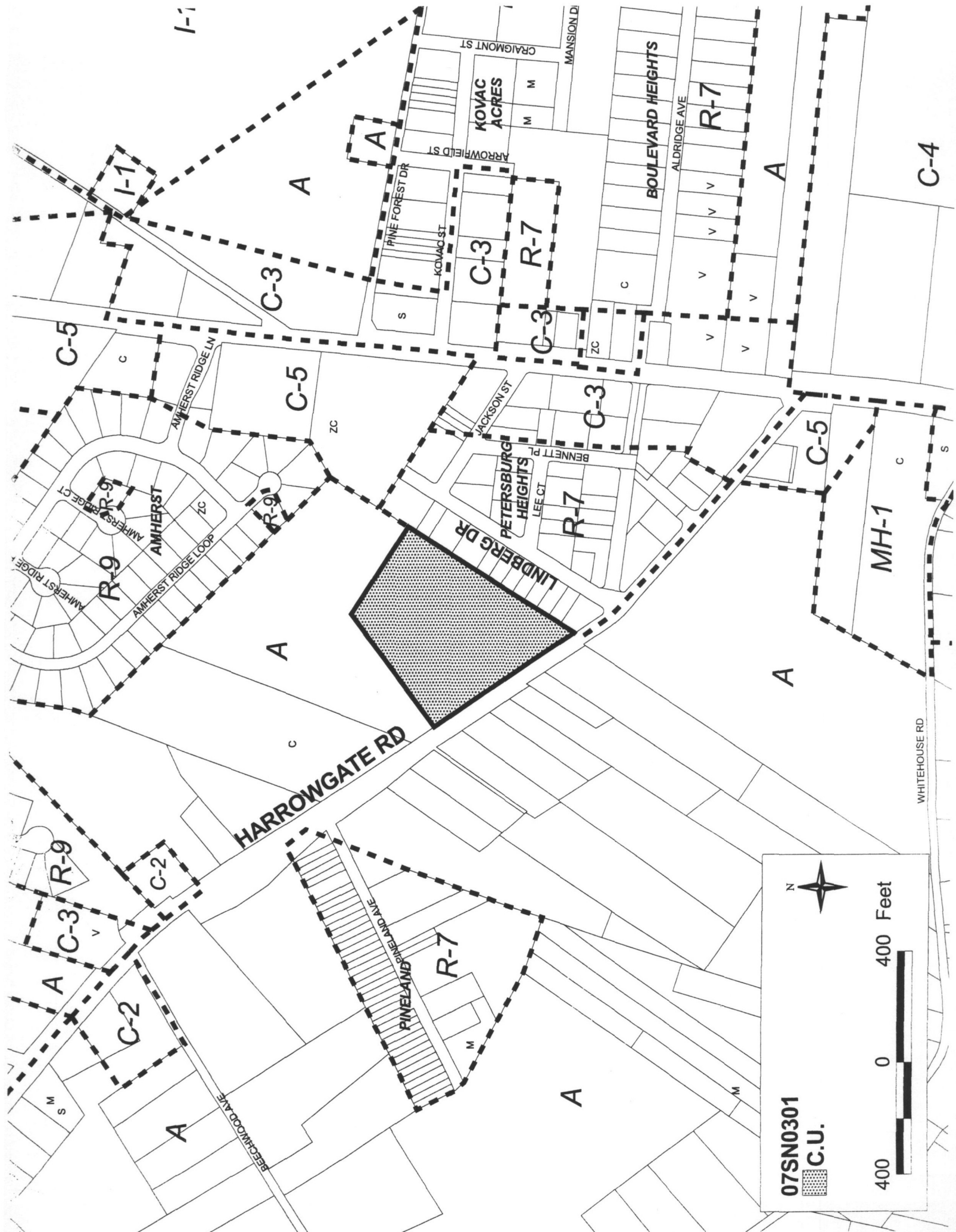
Planning Commission Meeting (5/15/07):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission recommended approval subject to the conditions on page 2.

AYES: Messrs. Gecker, Gulley, Bass, Litton and Wilson.

The Board of Supervisors, on Wednesday, June 27, 2007, beginning at 6:30 p.m., will take under consideration this request.



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